

IN RE: PETITION FOR ZONING VARIANCE  
W/S Gradin Avenue, 176' SE of  
Flannery Lane  
(5429 Gradin Avenue)  
2nd Election District  
2nd Councilmanic District  
Edward Wright, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-81-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Edward and Ceola Wright. The Petitioners request relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Edward Wright, property owner. There were no Protestants.

Testimony indicated that the subject property, known as 5429 Gradin Avenue, consists of 6,325 sq.ft., zoned D.R. 5.5 and is improved with a single family dwelling and detached carport. The instant Petition was filed as a result of a zoning violation notice received for the subject carport. Edward Wright testified that he constructed the carport in the side yard of the subject property approximately 10 years ago to provide off-street parking as well as protection for his vehicles from inclement weather. Mr. Wright testified that there had been numerous automobile thefts and acts of vandalism in his neighborhood which had convinced him of the necessity for a carport. Unfortunately for the Petitioner, at the time the carport was constructed, it was not attached to the dwelling.

Thus, it is considered a free-standing, or accessory, structure and as such, must be located in the rear yard, pursuant to Section 400.1 of the B.C.Z.R. Although the structure has been in place for many years, the zoning violation notice was issued as a result of a routine inspection in the area.

Mr. Wright testified that practical difficulty and unreasonable hardship would result if he were required to relocate the subject carport. He noted that this carport, which has existed for many years without prior complaint, is not detrimental to the neighborhood, and is located on the lot in such a manner that it is in alignment with the existing driveway.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of October, 1992 that the Petition for Zoning Variance requesting relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 20, 1992

(410) 887-4386

Mr. & Mrs. Edward Wright  
5429 Gradin Avenue  
Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCE  
W/S Gradin Avenue, 176' SE of Flannery Lane  
(5429 Gradin Avenue)  
2nd Election District - 2nd Councilmanic District  
Edward Wright, et ux - Petitioners  
Case No. 93-81-A

Dear Mr. & Mrs. Wright:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

file



## Petition for Variance

93-81-A  
to the Zoning Commissioner of Baltimore County  
for the property located at 5429 Gradin Avenue  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Edward Wright

(Type or Print Name)

*Edward Wright*

Signature

Ceola Wright

(Type or Print Name)

*Ceola Wright*

Signature

5429 Gradin Ave

Address

Baltimore, MD

City

21207

State Zipcode

Name

Address

City

State

Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

(Indicate for Hearing)

ALL

REVIEWED BY

DATE

8-25-92

Item #81

93-81-A

Zoning Description for 5429 Gradin Ave

Beginning at a point on the West side of Gradin Ave, 50 ft wide, 176.45' southeast of Flannery Lane. Being Lot No. 33, Sect. D in the Subdivision of Gwynn Oak Summit containing .145 ac.±. Also known as 5429 Gradin Ave. and located in the 2nd Election District.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 2nd Date of Posting 9/27/92  
Posted for: Variance  
Petitioner: Edward & Ceola Wright  
Location of property: W/S Gradin Ave., 176' SE Flannery Lane  
5429 Gradin Ave  
Location of Sign: Facing the street on property to be zoned  
Remarks: None  
Posted by: M. K. Kelle Date of return: 10/1/92  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/24, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/24, 1992

THE JEFFERSONIAN,

*S. Zake Orlov*  
Publisher

62.62



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

93-81-A

Date paid per hand written receipt dated 8/20/92

8/31/92

PUBLIC HEARING FEES

010 - ZONING VARIANCE (IRL)

LAST NAME OF OWNER: WRIGHT

Account: R-001-6150

Number

HB500051

QTY PRICE

1 < \$50.00

TOTAL: \$50.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date 8-20-92

Mr. & Mrs. Edward Wright  
5429 Gradin Ave.  
(2nd)

Residential Variance filing fee

Account: R-001-6150

Number

Please Make Checks Payable To: Baltimore County

Cashier Validation

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 10-6-92

RE: Edward and Ceola Wright  
5429 Gradin Avenue  
Baltimore, Maryland 21207

RE: CASE NUMBER: 93-81-A (Item 81)  
W/S Gradin Avenue, 176' SE of Flannery Lane  
5429 Gradin Avenue  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Edward Wright and Ceola Wright  
HEARING: WEDNESDAY, OCTOBER 14, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 62.62 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via airmail mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON  
DIRECTOR

Account: R-001-4180  
Number  
Date

Receipt

93-81

040040063MCHRC  
04009129AM10-14 92 \$62.62

Please Make Checks Payable To: Baltimore County

Cashier Validation

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEPTEMBER 14, 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-81-A (Item 81)  
W/S Gradin Avenue, 176' SE of Flannery Lane  
5429 Gradin Avenue  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Edward Wright and Ceola Wright  
HEARING: WEDNESDAY, OCTOBER 14, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Edward and Ceola Wright

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

October 6, 1992

Mr. & Mrs. Edward Wright  
5429 Gradin Avenue  
Baltimore, MD 21207

RE: Item No. 81, Case No. 93-81-A  
Petitioner: Edward Wright, et ux  
Petition for Variance

Dear Mr. & Mrs. Wright:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

October 6, 1992

Mr. & Mrs. Edward Wright  
5429 Gradin Avenue  
Baltimore, MD 21207

RE: Item No. 81, Case No. 93-81-A  
Petitioner: Edward Wright, et ux  
Petition for Variance

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Printed on Recycled Paper

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: September 11, 1992

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RE: Zoning Advisory Committee Meeting  
for September 14, 1992  
Item No. 81

The Developers Engineering Division has reviewed the subject zoning item. We recommend providing a fence for the impacted area. See the attached specification.

RWB:DAK:s  
Encl.

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Edward Wright, et al  
Petitioner's Attorney:

Printed on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: September 11, 1992

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RE: Zoning Advisory Committee Meeting  
for September 14, 1992  
Item No. 81

The Developers Engineering Division has reviewed the subject zoning item. We recommend providing a fence for the impacted area. See the attached specification.

RWB:DAK:s  
Encl.

Printed on Recycled Paper

#80

1/4" POST  
2x4 STRINGER  
1x6 FENCE BOARD

HORIZ. SECTION

2x6 CEDAR CAP W/ 1" ZHAPPHIER  
2x4 TOP STRINGER  
TYPICAL TO POST  
4x4 POST W/ ZHAPPHIER  
1x6 CEDAR FENCE BOARD  
2x4 MIDDLE STRINGER  
WOOD SHALL HAVE TWO COATS BROWN COLOR TO BE APPROVED BY ACOH  
2x4 BOTTOM STRINGER

5' ELEVATION + PLAN - WOOD FENCE  
NO SCALE

2x4 CAP  
2x4 STRINGER  
1x6 FENCE BOARD  
4x4 POST (80' OC)  
2x4 STRINGER  
2x4 STRINGER  
GRADE  
TYPICAL SAND  
GRAVEL ASPHALT BASE  
NO SCALE

SECTION - WOOD FENCE  
NO SCALE

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: September 10, 1992

FROM: Ervin Mc Daniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
September 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Terry and Joan Greenwood, Item No. 58 ✓  
John Dietsch, Item No. 61 ✓  
Stephen and Diane Dansicher, Item No. 76 ✓  
Edward and Francine Wickman, Item No. 77 ✓  
Charles Berg and Willie Graves, Item No. 78 ✓  
Edward and Ceola Wright, Item No. 81 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: \_\_\_\_\_

Division Chief: \_\_\_\_\_

EMCD/FM:rdn

ITEM58+/ZAC1

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date \_\_\_\_\_

Project Name: Waiver Number: Zoning Issue: Meeting Date:  
File Number: Stonegate at Patapsco (Aerial Property) 6-1-92  
90476  
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92
DED DEPRM RP STP TE	N/C	
✓ John Dietsch	61	N/C
DED DEPRM RP STP TE		
✓ Happy Hollow Associates	75	N/C
DED DEPRM RP STP TE		
✓ Stephen M. and Diane A. Dansicker	76	N/C
DED DEPRM RP STP TE		
✓ Edward L. and Francine M. Wickman	77	N/C
DED DEPRM RP STP TE		
✓ Charles W. Berg And Willie D. Graves	78	N/C
DED DEPRM RP STP TE		
✓ Daniel W. and Evelyn J. Eckert	79	N/C
DED DEPRM RP STP TE		
✓ Leonard Stoler	80	N/C
DED DEPRM RP STP TE		
✓ Edward and Ceola Wright	81	N/C
DED DEPRM RP STP TE		
✓ Edward K. and Diana J. Hensler	82	N/C
DED DEPRM RP STP TE		
✓ Marvin and Hild Zentner and Amir Aviram	83	N/C

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 9-15-92

Project Name: Waiver Number: Zoning Issue: Meeting Date:  
File Number: John Dietsch 61 9/8/92  
DED DEPRM RP STP TE impress

Happy Hollow Associates 75 impress

DED DEPRM STP RP TE

✓ Stephen M. and Diane A. Dansicker 76 N/C

DED DEPRM RP STP TE

Edward L. and Francine M. Wickman 77 impress

DED DEPRM RP STP TE

Charles W. Berg And Willie D. Graves 78 impress

DED DEPRM RP STP TE

✓ Daniel W. and Evelyn J. Eckert 79 N/C

DED DEPRM RP STP TE

✓ Leonard Stoler 80 N/C

DED DEPRM RP STP TE

✓ Edward and Ceola Wright 81 N/C

DED DEPRM RP STP TE

✓ Edward K. and Diana J. Hensler 82 N/C

DED DEPRM RP STP TE

Marvin and Hild Zentner and Amir Aviram 83 impress

DED DEPRM RP STP TE

COUNT 11

FINAL TOTALS  
COUNT 32

\*\*\* END OF REPORT \*\*\*

Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21204-5500  
SEPTEMBER 9, 1992 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: EDWARD WRIGHT AND CEOLA WRIGHT  
Location: #5429 GRADIN AVENUE  
Item No. 81 (JJS) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*  
Planning Group  
Special Inspection Division

JP/REK

RECEIVED  
ZONING OFFICE

Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 9/14/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:  
File Number: Golden Ring Mall Company Limited Partnership 60 9/8/92  
DED DEPRM RP STP TE No Comment

✓ John Dietsch 61 No Comment

DED DEPRM RP STP TE

✓ Happy Hollow Associates 75 No Comment

DED DEPRM STP RP TE

✓ Stephen M. and Diane A. Dansicker 76 No Comment

DED DEPRM RP STP TE

✓ Edward L. and Francine M. Wickman 77 No Comment

DED DEPRM RP STP TE

✓ Charles W. Berg And Willie D. Graves 78 No Comment

DED DEPRM RP STP TE

✓ Daniel W. and Evelyn J. Eckert 79 No Comment

DED DEPRM RP STP TE

✓ Leonard Stoler 80 No Comment

DED DEPRM RP STP TE

✓ Edward and Ceola Wright 81 No Comment

DED DEPRM RP STP TE

✓ Edward K. and Diana J. Hensler 82 No Comment

DED DEPRM RP STP TE

✓ Marvin and Hild Zentner and Amir Aviram 83 No Comment

DED DEPRM RP STP TE

COUNT 11

Office of Planning and Development Management  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353  
93-81-A  
July 21, 1992

Mr. and Mrs. Edward Wright  
5429 Gradin Avenue  
Baltimore, Maryland 21207

Re: Case No. C-93-111  
Location: 5429 Gradin Avenue  
2nd Election District

Dear Mr. and Mrs. Wright:

My attention was called to your property in the normal course of my duties. I observed a detached carport in your side yard adjacent to your house.

I enclose Section 400 of the Baltimore County Zoning Regulations. Please note that the regulations require that accessory structures must be in the rear yard.

You can remove the structure to the rear yard or file for a public hearing to legalize the current location of the carport. You can call 887-3351 to get details on the procedures for the public hearing process.

Within 30 days of the date of this letter, you must relocate the structure to the rear or have an appointment date for a public hearing preliminary meeting.

If you have any questions, I can be reached at 887-3351.

Sincerely,  
*[Signature]*  
Derek J. Propolis  
Zoning Inspector

DJP/cmm  
Enclosure

93-81-A

110.00  
49.68  
14.38  
176.45

Montpelier Ave  
Gradin Ave  
Lewellen Ave  
Flannery Lane

ING DATE 08/17/92  
PROPERTY NO. 02-23-870200  
DIST 02  
GROUP 1 PHH  
CLASS 04  
OCC. HL  
AREA 02710A  
CARD NO. 05/06/92  
DEL F/H DATE

WRIGHT EDWARD  
WRIGHT CEOLA  
05429 GRADIN AV  
BALTIMORE MD 21207

PRIMARY DESC... D GWYNN OAK SUMMITT  
SUPPLEMENTAL DESC...  
IMPRV ADDRESS 05429  
NEAREST INTER...  
STRUCTURE... X31-150--A STATE CODE...

MAP... 088  
BLOCK... 00B  
SECTION...  
PARCEL... 00376  
LIBER... 5027  
FOLIO... 0702  
FORMER OWNER...  
LAND 13,820  
CURRENT 23,820  
PROPOSED 42,200  
\*\*\*\*BASIS\*\*\*\* YRND 0  
92/93 ASSESSMT 9112 0  
91/92 ASSESSMT 9011 0  
90/91 ASSESSMT 8911 0

FRONT... 55.00  
SIDE1...  
SIDE2... 115.00  
SQ FT LOT...  
IMPRV PREF-LAND CURTILAGE 0  
ADVAL 24,470  
EX LAND 0  
EX IMPRV 0  
EX ADVAL 0

TRANSFER DATE...  
TRANSFER NO...  
PURCHASE PRICE \*\*\*\*\*  
GROUND RENT...  
6.325' (H)  
EX LAND EX IMPRV BLIND

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5429 Gradin Ave  
Subdivision name: *[Signature]*  
plat book 16, folio 28, lot 33, section 2D

OWNER: Edward & Ceola Wright

93-81-f

Lot # 34 Lot # 33 Lot # 32  
# 5429

Existing house  
Existing house  
Existing house

176' to Flannery Ln

Gradin Ave.

North  
date: 7-92  
prepared by: *[Signature]* Scale of Drawing: 1" = 30'

LOCATION INFORMATION  
Councilmanic District: 2nd  
Election District: 2nd  
1"=200' scale map: NW 4-E  
Zoning: DR-5.5  
Lot size: 0.145 acres 6,325 square feet

SEWER: ☒  
WATER: ☒  
Chesapeake Bay Critical Area: ☒  
Prior Zoning Hearings: none

Zoning Office USE ONLY!  
reviewed by: ITEM #: CASE#:

